



May 2026

# Middlesex County Market Report

COMPASS

# Middlesex County Overview

Year-To-Date Sales

**431**

-12.6% Year-To-Date  
-1.8% Month-Over-Month

Year-To-Date Contracts

**584**

12.7% Year-To-Date  
23.9% Month-Over-Month

Single-Family  
Average Sale Price

**\$653K**

8.6% Year-To-Date  
5.7% Month-Over-Month

Condo/Co-op/Townhouse  
Average Sale Price

**\$409K**

-2.3% Year-To-Date  
5.1% Month-Over-Month

Average Days On Market

**41**

20.6% Year-To-Date  
-21.1% Month-Over-Month

Active Listings

**480**

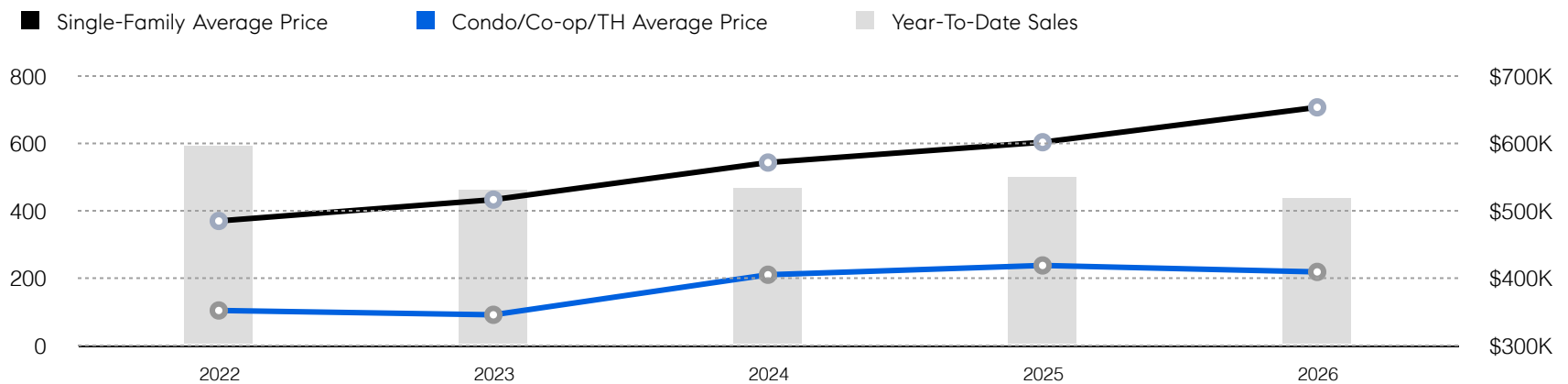
72.0% Year-Over-Year  
9.6% Month-Over-Month



# Middlesex County Overview

		YTD 2025	YTD 2026	% Change	May 2025	May 2026	% Change
Single-Family	CONTRACTS SIGNED	386	436	13.0%	98	133	35.7%
	ACTIVE LISTINGS	211	351	66.4%	211	351	66.4%
	# OF SALES	381	309	-18.9%	67	65	-3.0%
	SALES VOLUME	\$229,283,915	\$201,955,668	-11.9%	\$45,261,588	\$43,791,024	-3.2%
	MEDIAN PRICE	\$570,000	\$602,000	5.6%	\$634,400	\$618,000	-2.6%
	AVERAGE PRICE	\$601,795	\$653,578	8.6%	\$675,546	\$673,708	-0.3%
	AVERAGE DOM	41	50	22.0%	32	49	53.1%
	% OF ASKING PRICE	103.5%	102.4%	-1.1%	104.8%	103.4%	-1.5%
Condo/Co-op/TH	CONTRACTS SIGNED	132	148	12.1%	39	33	-15.4%
	ACTIVE LISTINGS	68	129	89.7%	68	129	89.7%
	# OF SALES	112	122	8.9%	38	42	10.5%
	SALES VOLUME	\$46,911,480	\$49,930,561	6.4%	\$16,747,500	\$18,024,500	7.6%
	MEDIAN PRICE	\$411,000	\$409,750	-0.3%	\$412,250	\$425,000	3.1%
	AVERAGE PRICE	\$418,853	\$409,267	-2.3%	\$440,724	\$429,155	-2.6%
	AVERAGE DOM	40	49	22.5%	31	46	48.4%
	% OF ASKING PRICE	102.1%	100.3%	-1.8%	103.2%	99.9%	-3.3%

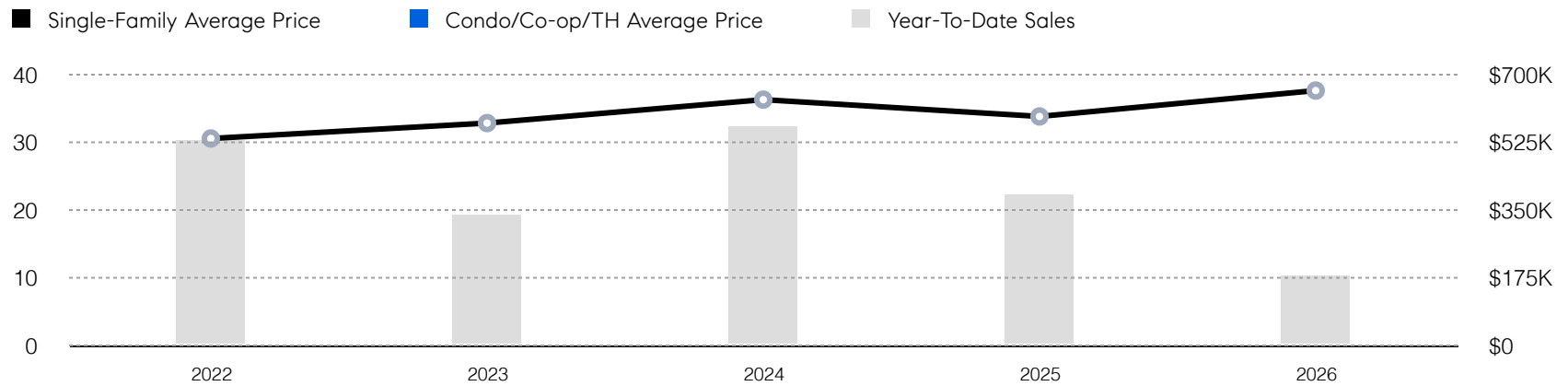
## Historic Sales Trends



# Colonia

		YTD 2025	YTD 2026	% Change	May 2025	May 2026	% Change
Single-Family	CONTRACTS SIGNED	22	19	-13.6%	6	7	16.7%
	ACTIVE LISTINGS	11	15	36.4%	11	15	36.4%
	# OF SALES	22	10	-54.5%	3	2	-33.3%
	SALES VOLUME	\$13,021,667	\$6,588,000	-49.4%	\$2,021,000	\$1,270,000	-37.2%
	MEDIAN PRICE	\$595,000	\$652,500	9.7%	\$710,000	\$635,000	-10.6%
	AVERAGE PRICE	\$591,894	\$658,800	11.3%	\$673,667	\$635,000	-5.7%
	AVERAGE DOM	29	37	27.6%	39	12	-69.2%
	% OF ASKING PRICE	103.9%	105.9%	2.0%	104.8%	103.7%	-1.1%
Condo/Co-op/TH	CONTRACTS SIGNED	0	0	0.0%	0	0	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	0	0	0.0%	0	0	0.0%
	SALES VOLUME	-	-	-	-	-	-
	MEDIAN PRICE	-	-	-	-	-	-
	AVERAGE PRICE	-	-	-	-	-	-
	AVERAGE DOM	-	-	-	-	-	-
	% OF ASKING PRICE	-	-	-	-	-	-

## Historic Sales Trends

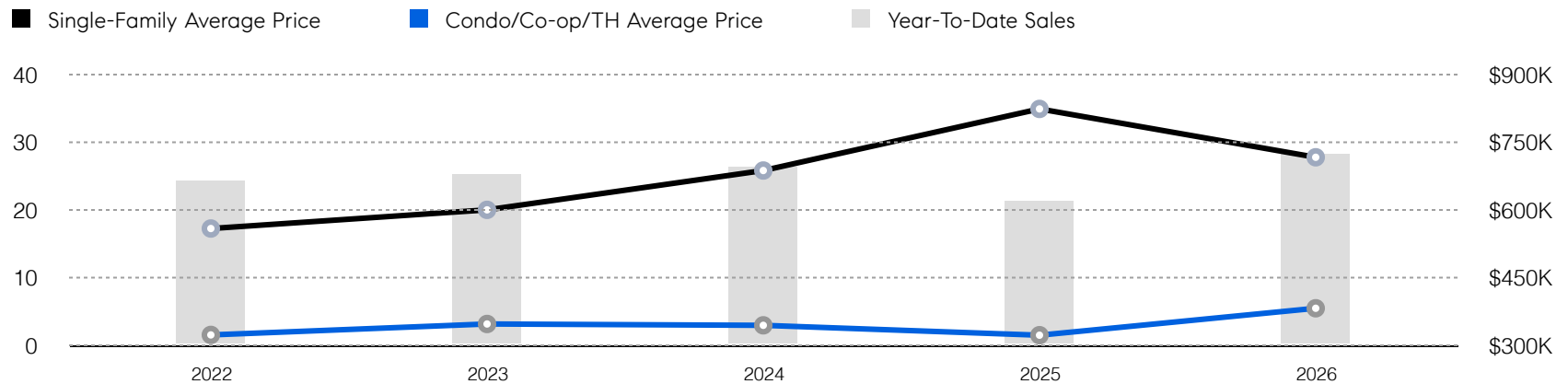


\* Line graphs may be hidden due to limited sales data

# East Brunswick

		YTD 2025	YTD 2026	% Change	May 2025	May 2026	% Change
Single-Family	CONTRACTS SIGNED	20	21	5.0%	7	11	57.1%
	ACTIVE LISTINGS	12	8	-33.3%	12	8	-33.3%
	# OF SALES	15	14	-6.7%	3	2	-33.3%
	SALES VOLUME	\$12,358,888	\$10,034,500	-18.8%	\$2,545,000	\$1,800,000	-29.3%
	MEDIAN PRICE	\$770,000	\$737,500	-4.2%	\$850,000	\$900,000	5.9%
	AVERAGE PRICE	\$823,926	\$716,750	-13.0%	\$848,333	\$900,000	6.1%
	AVERAGE DOM	55	48	-12.7%	26	23	-11.5%
	% OF ASKING PRICE	102.0%	102.6%	0.6%	103.6%	108.4%	4.9%
Condo/Co-op/TH	CONTRACTS SIGNED	6	15	150.0%	2	3	50.0%
	ACTIVE LISTINGS	1	4	300.0%	1	4	300.0%
	# OF SALES	6	14	133.3%	3	2	-33.3%
	SALES VOLUME	\$1,934,500	\$5,349,750	176.5%	\$1,057,000	\$695,000	-34.2%
	MEDIAN PRICE	\$315,500	\$360,000	14.1%	\$410,000	\$347,500	-15.2%
	AVERAGE PRICE	\$322,417	\$382,125	18.5%	\$352,333	\$347,500	-1.4%
	AVERAGE DOM	17	43	152.9%	18	61	238.9%
	% OF ASKING PRICE	100.3%	99.6%	-0.7%	99.1%	100.7%	1.6%

## Historic Sales Trends

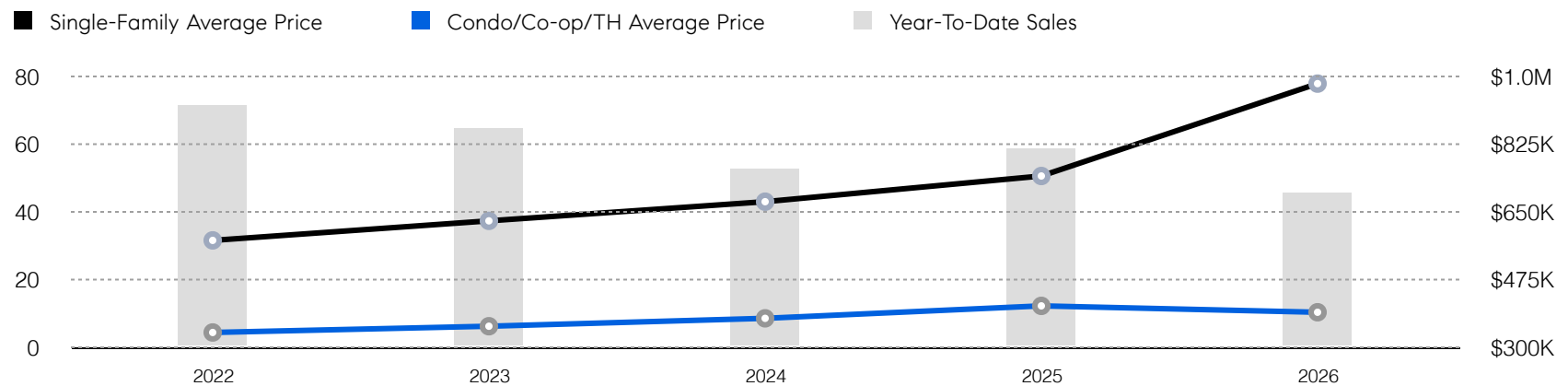


\* Line graphs may be hidden due to limited sales data

# Edison Township

		YTD 2025	YTD 2026	% Change	May 2025	May 2026	% Change
Single-Family	CONTRACTS SIGNED	41	40	-2.4%	9	9	0.0%
	ACTIVE LISTINGS	21	41	95.2%	21	41	95.2%
	# OF SALES	40	23	-42.5%	9	4	-55.6%
	SALES VOLUME	\$29,710,806	\$22,574,506	-24.0%	\$7,961,369	\$4,002,000	-49.7%
	MEDIAN PRICE	\$700,500	\$810,000	15.6%	\$860,000	\$870,000	1.2%
	AVERAGE PRICE	\$742,770	\$981,500	32.1%	\$884,597	\$1,000,500	13.1%
	AVERAGE DOM	52	41	-21.2%	32	48	50.0%
	% OF ASKING PRICE	101.2%	102.1%	0.8%	102.2%	100.3%	-1.9%
Condo/Co-op/TH	CONTRACTS SIGNED	23	23	0.0%	7	7	0.0%
	ACTIVE LISTINGS	11	23	109.1%	11	23	109.1%
	# OF SALES	18	22	22.2%	5	8	60.0%
	SALES VOLUME	\$7,327,500	\$8,592,901	17.3%	\$2,201,000	\$3,785,400	72.0%
	MEDIAN PRICE	\$422,500	\$402,500	-4.7%	\$435,000	\$485,000	11.5%
	AVERAGE PRICE	\$407,083	\$390,586	-4.1%	\$440,200	\$473,175	7.5%
	AVERAGE DOM	35	68	94.3%	24	30	25.0%
	% OF ASKING PRICE	103.7%	100.6%	-3.1%	105.8%	100.5%	-5.3%

## Historic Sales Trends

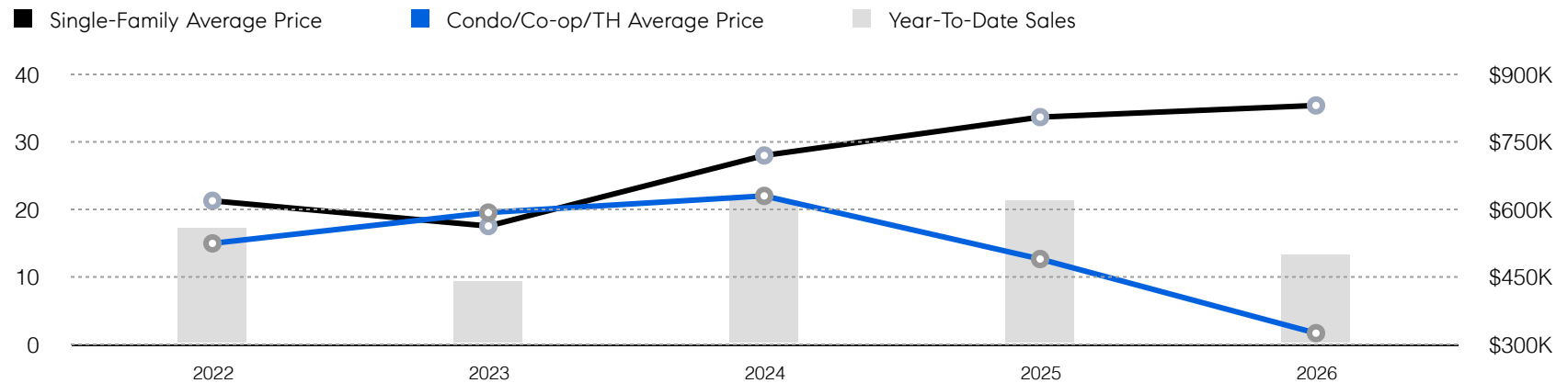


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# Metuchen Borough

		YTD 2025	YTD 2026	% Change	May 2025	May 2026	% Change
Single-Family	CONTRACTS SIGNED	14	18	28.6%	2	5	150.0%
	ACTIVE LISTINGS	5	12	140.0%	5	12	140.0%
	# OF SALES	17	12	-29.4%	5	3	-40.0%
	SALES VOLUME	\$13,686,229	\$9,971,999	-27.1%	\$4,353,009	\$3,584,999	-17.6%
	MEDIAN PRICE	\$808,000	\$735,000	-9.0%	\$905,000	\$999,999	10.5%
	AVERAGE PRICE	\$805,072	\$831,000	3.2%	\$870,602	\$1,195,000	37.3%
	AVERAGE DOM	20	29	45.0%	14	38	171.4%
	% OF ASKING PRICE	110.7%	107.5%	-3.3%	113.5%	107.9%	-5.5%
Condo/Co-op/TH	CONTRACTS SIGNED	2	3	50.0%	0	0	0.0%
	ACTIVE LISTINGS	2	3	50.0%	2	3	50.0%
	# OF SALES	4	1	-75.0%	0	0	0.0%
	SALES VOLUME	\$1,959,000	\$325,000	-83.4%	-	-	-
	MEDIAN PRICE	\$479,500	\$325,000	-32.2%	-	-	-
	AVERAGE PRICE	\$489,750	\$325,000	-33.6%	-	-	-
	AVERAGE DOM	55	8	-85.5%	-	-	-
	% OF ASKING PRICE	100.4%	112.5%	12.0%	-	-	-

## Historic Sales Trends

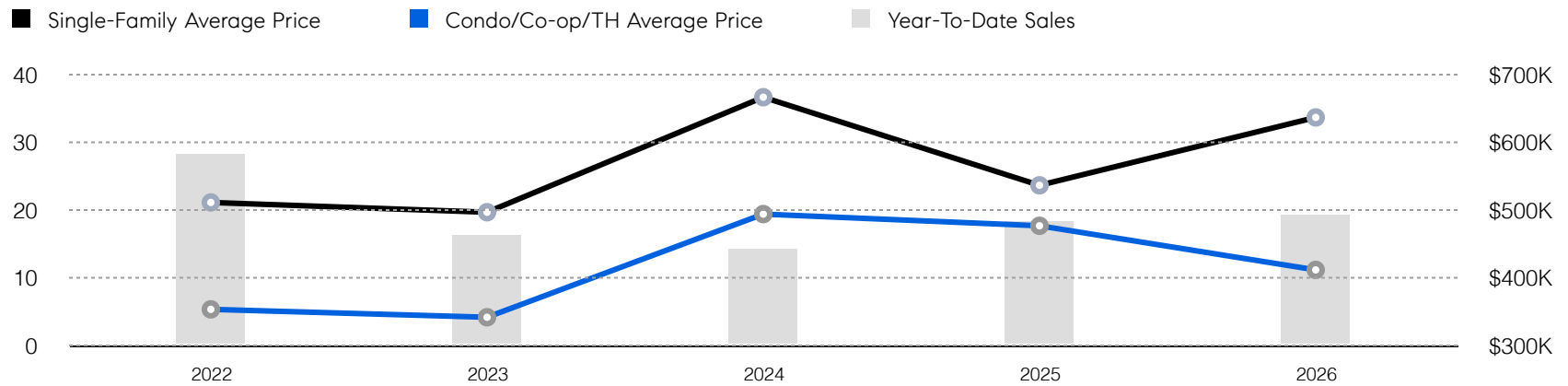


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# Old Bridge

		YTD 2025	YTD 2026	% Change	May 2025	May 2026	% Change
Single-Family	CONTRACTS SIGNED	12	22	83.3%	4	7	75.0%
	ACTIVE LISTINGS	13	7	-46.2%	13	7	-46.2%
	# OF SALES	14	14	0.0%	2	1	-50.0%
	SALES VOLUME	\$7,511,500	\$8,915,000	18.7%	\$1,135,000	\$900,000	-20.7%
	MEDIAN PRICE	\$560,000	\$627,500	12.1%	\$567,500	\$900,000	58.6%
	AVERAGE PRICE	\$536,536	\$636,786	18.7%	\$567,500	\$900,000	58.6%
	AVERAGE DOM	53	43	-18.9%	12	51	325.0%
	% OF ASKING PRICE	102.0%	103.1%	1.1%	107.7%	100.0%	-7.7%
Condo/Co-op/TH	CONTRACTS SIGNED	4	9	125.0%	2	4	100.0%
	ACTIVE LISTINGS	0	5	0.0%	0	5	0.0%
	# OF SALES	4	5	25.0%	0	3	0.0%
	SALES VOLUME	\$1,907,000	\$2,058,000	7.9%	-	\$1,029,000	-
	MEDIAN PRICE	\$443,500	\$430,000	-3.0%	-	\$319,000	-
	AVERAGE PRICE	\$476,750	\$411,600	-13.7%	-	\$343,000	-
	AVERAGE DOM	38	53	39.5%	-	55	-
	% OF ASKING PRICE	99.9%	100.2%	0.3%	-	99.4%	-

## Historic Sales Trends

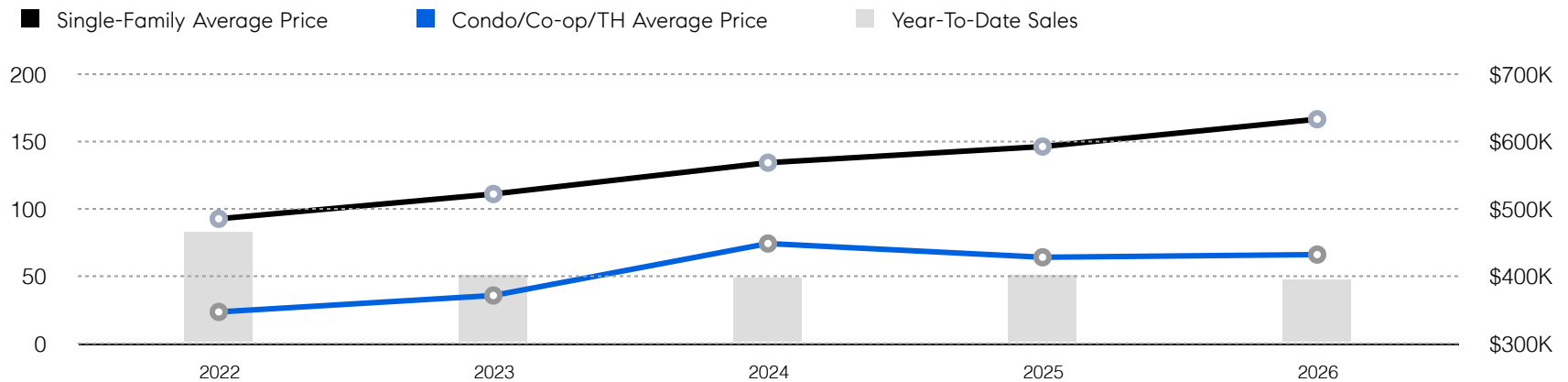


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# Piscataway

		YTD 2025	YTD 2026	% Change	May 2025	May 2026	% Change
Single-Family	CONTRACTS SIGNED	37	32	-13.5%	8	10	25.0%
	ACTIVE LISTINGS	22	33	50.0%	22	33	50.0%
	# OF SALES	37	32	-13.5%	6	5	-16.7%
	SALES VOLUME	\$21,924,231	\$20,260,549	-7.6%	\$4,027,000	\$2,795,000	-30.6%
	MEDIAN PRICE	\$575,000	\$578,500	0.6%	\$675,000	\$575,000	-14.8%
	AVERAGE PRICE	\$592,547	\$633,142	6.9%	\$671,167	\$559,000	-16.7%
	AVERAGE DOM	31	47	51.6%	21	31	47.6%
	% OF ASKING PRICE	106.0%	105.3%	-0.7%	106.9%	109.7%	2.8%
Condo/Co-op/TH	CONTRACTS SIGNED	15	16	6.7%	5	3	-40.0%
	ACTIVE LISTINGS	9	16	77.8%	9	16	77.8%
	# OF SALES	12	14	16.7%	9	3	-66.7%
	SALES VOLUME	\$5,137,500	\$6,049,000	17.7%	\$3,707,500	\$1,225,000	-67.0%
	MEDIAN PRICE	\$411,250	\$430,000	4.6%	\$410,000	\$430,000	4.9%
	AVERAGE PRICE	\$428,125	\$432,071	0.9%	\$411,944	\$408,333	-0.9%
	AVERAGE DOM	43	38	-11.6%	46	23	-50.0%
	% OF ASKING PRICE	102.7%	100.3%	-2.5%	103.4%	98.9%	-4.5%

## Historic Sales Trends

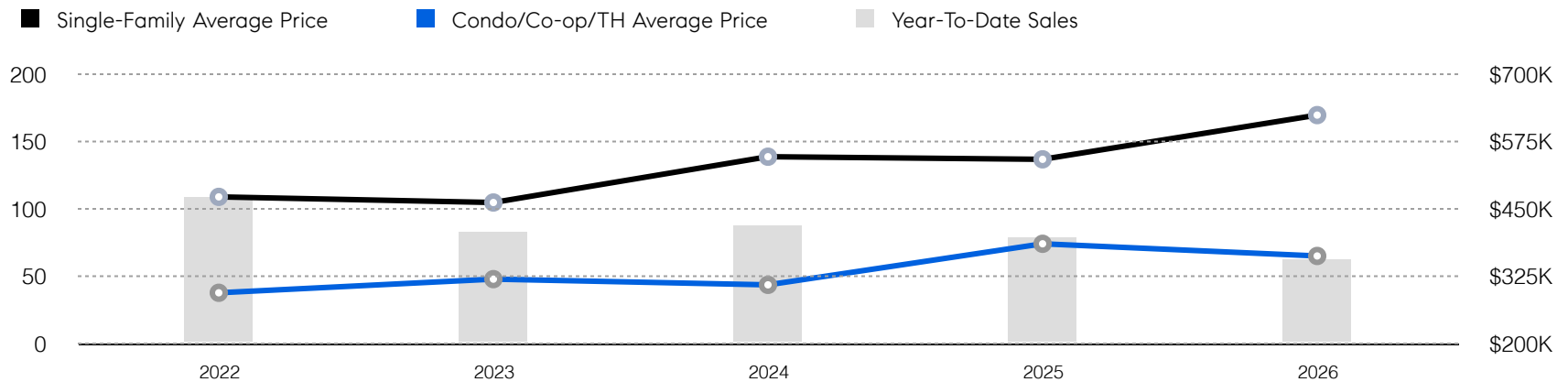


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# Woodbridge Township

		YTD 2025	YTD 2026	% Change	May 2025	May 2026	% Change
Single-Family	CONTRACTS SIGNED	72	80	11.1%	18	25	38.9%
	ACTIVE LISTINGS	40	58	45.0%	40	58	45.0%
	# OF SALES	64	46	-28.1%	7	9	28.6%
	SALES VOLUME	\$34,686,830	\$28,707,725	-17.2%	\$4,000,111	\$6,079,125	52.0%
	MEDIAN PRICE	\$548,000	\$598,500	9.2%	\$510,000	\$600,000	17.6%
	AVERAGE PRICE	\$541,982	\$624,081	15.1%	\$571,444	\$675,458	18.2%
	AVERAGE DOM	37	48	29.7%	42	28	-33.3%
	% OF ASKING PRICE	103.5%	102.8%	-0.7%	104.6%	103.3%	-1.3%
Condo/Co-op/TH	CONTRACTS SIGNED	15	15	0.0%	5	2	-60.0%
	ACTIVE LISTINGS	4	11	175.0%	4	11	175.0%
	# OF SALES	13	15	15.4%	4	3	-25.0%
	SALES VOLUME	\$5,007,000	\$5,438,410	8.6%	\$1,710,000	\$990,000	-42.1%
	MEDIAN PRICE	\$375,000	\$373,000	-0.5%	\$427,500	\$300,000	-29.8%
	AVERAGE PRICE	\$385,154	\$362,561	-5.9%	\$427,500	\$330,000	-22.8%
	AVERAGE DOM	18	44	144.4%	22	61	177.3%
	% OF ASKING PRICE	105.4%	100.3%	-5.1%	104.5%	100.0%	-4.5%

## Historic Sales Trends



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# COMPASS

Sources: Garden State MLS, New Jersey MLS, Hudson MLS, 01/01/2025 - 05/31/2025 vs. 01/01/2026 - 05/31/2026

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